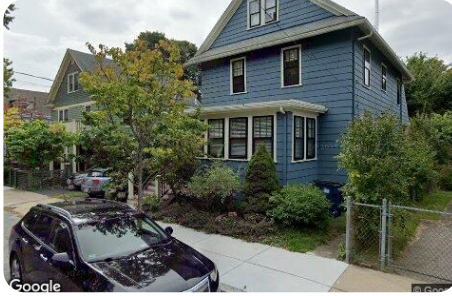


Single Family Residence **RESIDENTIAL**

38 MENDUM ST

ROSLINDALE, MA 02131

\$834,274 TopHap Estimate · \$548 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,522 ft²

LIVING AREA

4,000 ft²

LOT SIZE

1920

YEAR BUILT

2

STORIES

7

ROOMS

5

PARKING

VALUATION

\$834K

\$792K low

\$876K high

Last Sale

\$247,000 · Sep 8, 2010

Est. Owner Equity

\$734,274

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$8,450 (2025)
Assessed Value	\$729,700
Assessor Market Value	\$955,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	SUFFOLK
Lot (acres)	0.09
Foundation	No Foundation
Roof	Asphalt
Heating	Hot Water
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2016	Quitclaim	Quit Claim Transfer			
Sep 8, 2010	Resale	Deed	\$247,000	\$162	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charles Sumner Elementary School	Elementary	PK–5	0.4 mi
Washington Irving Middle School	Middle	6–8	0.6 mi
Margarita Muniz Academy	High	9–12	1.3 mi

District: Boston School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 02131

70 CRIME INDEX	105 AIR POLLUTION	29,422 POPULATION	\$105K MEDIAN IN-COME	50°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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